

Town of Kensington

Development Review Board Committee

Development Review Board Project Questionnaire Checklist

The purpose of this document is to create a standardized project review questionnaire for projects proposed by an applicant within the Town of Kensington for review by the Development Review Board (DRB). Please return this project questionnaire to either the DRB Chair or Town Manager no less than three (3) business days prior to your scheduled meeting with the DRB.

Date of Submission: 03/15/2021

Name of Submitter: Michael Sanders

1. Applicant

- a. **Applicant Name: Mountainview Burleson LLC**
- b. **Applicant Points of Contact (Name/phone/email): Michael Sanders /202-494-3747/sanders@blankrome.com , Alan Levin/ alan@chucklevins.com**
- c. **Applicant Business Address: 11001 Tara Road, Potomac, MD 20854**
- d. **Applicant Attorney: William Kominers, Lerch, Early & Brewer, Chtd.**
- e. **Applicant Architect: Bruce Zavos, Zavos Architecture + Design**
- f. **Applicant Engineers: Scott Wolford, Colliers Engineering**

2. Property Location

- a. **Street Address: 10619 Connecticut Avenue, Kensington, MD**
- b. **Sector Plan District/Property Name: Town Center, TC-5**
- c. **Current Zoning under Sector Plan (C/R/T & H): CRT 2.5**

3. Has this project been filed with Montgomery County Planning? No

- a. **Application Number for DAIC system:**
- b. **What plans have been filed; please circle all that apply**
 - i. **Site Plan**
 - ii. **Elevations**
 - iii. **Letter of Authorization**
 - iv. **Existing Conditions Plan**
 - v. **Zoning Map(s)**
 - vi. **Forest Conservation Plan/Exemption Letter**
 - vii. **Justification Statement(s)**
 - viii. **BioPlanter Land Design Plan**

- ix. **Local Area Map(s)**
 - x. **Montgomery County Tax Map**
 - xi. **Conditional Use Application**
 - xii. **Stormwater Management Plan**
 - xiii. **Lighting Plan**
 - xiv. **Traffic Engineering Study**
 - xv. **Floorplans**
 - xvi. **Recorded Plat(s)**
 - xvii. **List of adjoining/confronting property owners**
 - xviii. **Department of Assessments and Taxation Sheet (DAT)**
 - xix. **Any other documents, please specify**
- c. **Do you have a hearing scheduled, if so, date and with what entity (i.e. Planning Board, Hearing Examiner, etc.) No**
4. **Do you currently own the property? Yes**
- a. **If yes, since when? 2017**
 - b. **If no, are you a contract purchaser, land leaser, or building leaser?**
5. **Are you the developer? Builder? Developer**
- a. **Identify past similar project experience (name/address/website if available): The individual owners of the company have been responsible for property and asset management of more than 40 properties, including interests in Kensington. One of the owners has developed 2 shopping centers in the DMV.**
6. **Proposed Use:**
- a. **Are you proposing to develop under the standard/by-right method, or optional method? Standard Method**
 - b. **Is this a conditional use or special exception? No**
 - c. **If housing, are there population restrictions (i.e. age restricted, MPDUs)? N/A**
 - d. **What are the proposed hours of operation? Hours of operation and staffing levels will depend on potential tenants.**
 - e. **How many staff members are expected in order to operate as the proposed use? Hours of operation and staffing levels will depend on potential tenants.**
 - f. **Have you reviewed the Kensington Sector Plan for your project's location? Does your proposed use conform to the Kensington Sector Plan? Yes, Yes.**
7. **Are you seeking any exceptions to the Code or Zoning other than what is allowable by-right? None anticipated at this time.**

8. Current Site Size:

- a. Gross Site Area 46,084 SQFT
- b. Net Site Area 46,084 SQFT

9. Density Proposed:

- a. Total Building Gross Square Feet: 11,007 SQFT
- b. Floor-Area-Ratio (FAR) Proposed: .24
- c. FAR Allowed by Sector Plan: 2.5
- d. Square footage by floor/level: 11,007 SQFT

10. Building Height:

- a. Height Proposed: 18', 26' at "Kensington Crossing" entrances
- b. Height Permitted by Sector Plan: 75'
- c. Are you including moderately priced dwelling units (MPDUs) such that the height of the proposed structure exceeds the recommended height within the Kensington Sector Plan? No
- d. Total Above Ground levels: 1
- e. Total Below Ground levels: 0
 - i. What is the use of any proposed below ground levels: N/A

11. If Housing: N/A

- a. Total Number of Units proposed:
 - i. Mix of unit size (Studio/1BR/2BR, etc):
 - ii. Number of Moderately Priced Dwelling Units (MPDUs) proposed
 - iii. Number of MPDUs required by code
 - iv. Ratio of MPDU units vs. Market rate units proposed

12. Parking Spaces Proposed:

- a. Number of parking spaces proposed? 41
- b. Number of parking spaces required per County calculation? 56
- c. Will parking be surface level/below ground structure/above ground structure? Surface level
- d. If your building is greater than two stories in height, are you proposing structured parking? If not, why not? N/A

13. Exterior Materials: Brick, Concrete, Glazing

14. Trash/Dumpster Location/Screening? Dumpster enclosure is located at the southeast area of the site. The proposed dumpster area will be screened with a masonry wall, with the color to match the building, and landscape screening will be provided in accordance with the applicable landscape requirements.

- 15. Loading/Delivery Area: No loading spaces required (Less than 15,000 GFA)**
- 16. Exterior Lighting – adjacent residential requires shielding. 1. A**
Photometric Plan will be developed with the construction document approval to demonstrate that exterior lighting is provided in accordance with all applicable lighting standards.
- 17. Noise – exterior generator? Location? There is no generator proposed with this development.**
- 18. Signage? Illuminated? Do your signs comport to the Town’s Signage Code? All monument and/or building mounted signage will conform to the applicable standards for size, height, and lighting.**
- 19. Public space improvement (sidewalk, Street trees, Streetscape, overhead utilities)? The streetscape along Connecticut Avenue and Plyers Mill Road rights-of-way will consist of a bike lane reservation and a pedestrian promenade to include planters. This feature will be continued between the two buildings to further enhance pedestrian access.**
- 20. Town or County Variances foreseen or required? None at this time.**
- 21. Does an easement on to any other property currently exist or be necessary? An ingress-egress easement will be provided to allow access through the existing site to the east, if negotiated from its present owner.**
- 22. Green: What level of LEED will you achieve, if any (Certified, Silver, Gold, Platinum)? The project will follow the IGCC.**
- 23. Community Benefits/Amenities proposed: Public space, plaza between buildings, reservation proposed for future 10’ bike lane.**
- 24. Traffic or circulation impacts/concerns**
- a. What size vehicles will access this site? Fire access is the largest vehicle anticipated.**
 - b. Do the turning radii accommodate the vehicle sizes? No issues anticipated. See “Fire Access Exhibit” for additional information.**